

FOR OFFICIAL USE ONLY **APPROVED** _____ **DENIED** _____

Conditions of approval:

Reason(s) for denial

Chairman/Secretary (signed) _____ Date _____ Date Commission Action _____

**TOWN OF PRESTON
INLAND WETLAND AND WATERCOURSES COMMISSION
Subdivision - Section 8-26(e) Application
And
Regulated Activities**

According to Section 8-26(e) of the Connecticut General Statutes and Section 3.5 of the Preston Subdivision Regulations, when an application involves land regulated as an inland wetland, watercourses or upland review area under the provision of chapter 440, the applicant shall submit a Section 8-26(e) application whether or not there is any disturbance to the regulated area. The purpose of this application includes the gathering of adequate information so that the Commission may provide a report to the Planning and Zoning Commission regarding planning a development that is environmentally sensitive to the wetland and watercourse resources on the site.

This application has two parts, PART A and PART B. If no activity is proposed within the regulated area, only Part A needs to be provided. If the project requires grading, alterations, or impacts on the regulated areas including house lot development, then both Part A and Part B must be completed.

Individual lot development is often conceptual with the submission of a subdivision plan, and if the subdivision is approved, it will be approved with a caveat that if the owner and/or developer of the lot changes or creates a plan with more detail and shows work within the regulated area, a new application shall be required for that particular lot. Also all permits are valid for a period of five years for subdivision improvements such as drainage, road construction and two years for individual lot development.

Please check each circle indicating the following materials have been provided:

- Fee in the amount of \$85 (state fee is included) PART A and B
 - If a public hearing is scheduled an additional fee of \$125.00
 - Additional fees as required by the Commission for engineering fees or other consulting fees
- Completed Department of Environmental Protection Statewide Inland Wetland Watercourses Activity Reporting Form.
- Proof of notice by applicant to the adjoining municipality, as applicable.
- Proof that the public hearing notices were mailed (to be provided after the hearing is scheduled by the IWWC).
- Three 36" x 24" copies of the detailed subdivision plans prepared by a Land Surveyor licensed in the State of CT and a professional engineer as applicable, prepared in accordance with Section 7 of the IWWC regulations showing contours, grading, wetland and watercourse resources, ledge outcroppings, any proposed open space or conservation areas, existing and proposed drainage systems, and erosion and sediment control plan, etc. If future phases are proposed within this subdivision, show on the plan. Please note that for any future phases a new application shall be required.

- Drainage calculations, if applicable.
- All parcels that contain regulated areas as shown on the plans shall have the following notation in the deed for the lot:

This lot contains an area regulated by the Preston Inland Wetland Watercourses Commission. Any work within this regulated area may require a permit from said Commission. Please contact the Inland Wetland Officer at the Preston Town Hall for any information regarding proposed activities within designated areas.

Please provide an unexecuted draft deed for inspection by the Commission. Notification by the Inland Wetland and Watercourses Commission will appear in the land records indicating this requirement.

- Professional contacts:
 - Name of the soil scientist that flagged the wetland and/or watercourse:
_____ Phone _____
 - The date the wetlands/watercourses were flagged _____
 - Name of the professional engineer:
_____ Phone _____
 - Name of the land surveyor:
_____ Phone _____
- Ten 11" x 17" copies of the overall plan and layout of the subdivision showing lot lines, wetland locations, and proposed house, septic and well locations for distribution to the Commission.

SUBSEQUENT TO THE APPROVAL OF THE APPLICATION, THE FOLLOWING MUST BE PROVIDED TO THE COMMISSION WITHIN FIVE DAYS TO ALLOW THE APPROVED PLANS TO BE FORWARDED TO THE PLANNING AND ZONING COMMISSION:

- One final revised 36"x24" plan and three 11"x 17" plans.
- Any required bonds in a format approved by the Commission (form is provided by the town).
- Any required conservation easements in a format approved by the Commission (form is provided by the town).

NOTHING IN THE INLAND WETLAND REGULATIONS SHALL NEGATE THE REQUIREMENT FOR THE APPLICANT TO OBTAIN ANY OTHER ASSENTS, PERMITS AND LICENSES REQUIRED BY LAW OR REGULATION BY THE TOWN, STATE OF CONNECTICUT, AND THE UNITED STATES GOVERNMENT, INCLUDING ANY APPROVAL REQUIRED BY THE PLANNING AND ZONING COMMISSION, THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE UNITED STATES ARMY CORPS OF ENGINEERS. OBTAINING SUCH ASSENTS, PERMITS OR LICENSES IS THE SOLE RESPONSIBILITY OF THE APPLICANT.

PART A

PLEASE PRINT:

Applicant Owner information

1. Name of Applicant _____

a) Applicant’s mailing address _____

b) Applicant’s phone number _____ home _____ work/cell _____

2. Applicant’s interest in the property: _____

3. Name of Property Owner (if not applicant) _____

a) Property owner’s address and mailing address _____

b) Owner’s phone number _____ home _____ work/cell _____

Property information

5. Property address _____

6. This property may be reached by: _____

7. Assessor’s map number _____ Lot # _____ Zoning District _____

8. Number of acres of parcel _____ Number of lots proposed _____

The applicant or the applicant’s representative MUST appear before the Commission at the next regular meeting officially receiving the application.

The undersigned hereby consents to necessary and proper inspections related to this application of the above mentioned property by agents/commissioner of the Town of Preston Inland Wetland Watercourses Commission both before and after the permit is issued by the Commission.

The undersigned attests that the information supplied in this application is accurate to the best of his or her knowledge and belief.

Please note if there are multiple applicants or owners, all must sign the application or provide a letter authorizing the application to be submitted.

Signature of APPLICANT
Print/type: _____

Date

Signature of Owner
Print/type: _____

Date

Signature of Owner
Print/type: _____

Date

12. Show on the plans in detail what the proposed activity will entail, including, but not limited to, alteration, construction, pollution, amount and type of deposition of material, amount and removal of material. Indicate all proposed activities within the wetland and watercourse area and the timing of the activities.

13. Provide a biological evaluation of the wetland/watercourse being impacted including impact on dominant biological species, rare, threatened or endangered species. Discuss the habitat value and diversity of the affected property for all wildlife species.

14. Please show on the plans any measures that will mitigate the impact of the proposed activity, such measures may include vegetative buffers, landscaping, rain gardens, or other measures to provide filtering and buffering of the effects of the proposed activity:

15. Please show on the plan, all feasible and prudent alternatives to the alterations of the wetlands or watercourses.

NOTICE OF PRESTON INLAND WETLAND
AND WATERCOURSES COMMISSION

REQUIREMENT FOR SUBDIVISION _____

Subdivision _____ has been approved by the Planning and Zoning Commission on _____
and the Inland Wetland Commission on _____

The following lots _____ within the approved subdivision have designated regulated areas as
defined in the Preston Inland Wetland Watercourses Regulations. All deeds for lots that contain regulated
areas shall have a note within the deed as follows:

***This lot contains an area regulated by the Preston Inland Wetland and Watercourses
Commission. Any work within this regulated area may require a permit from said
Commission. Please contact the Inland Wetland Officer at the Preston Town Hall for any
information regarding proposed activities within designated areas.***

Dated this _____ day of _____.

Inland Wetland and Watercourses Commission
Chairman